

**ZONING COMMITTEE
MINUTES
WEDNESDAY, JANUARY 11, 2012**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, January 11, 2012** in Committee Room #2, at 9:41 a.m.

The following members were present:

**The Honorable Alex Wan, Chair
The Honorable Keisha Lance Bottoms, Vice Chair
The Honorable Howard Shook
The Honorable Aaron Watson
The Honorable Ivory Lee Young, Jr.**

The following members were absent:

**The Honorable Carla Smith
The Honorable H. Lamar Willis**

Others present at the meeting were: Director Charletta Wilson-Jacks, Department of Planning and Community Development; City Attorneys Lem Ward and Jeffery Haymore, Law Department and members of the public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

C. ELECTION OF VICE-CHAIR

Councilmember Lance Bottoms was elected as Vice Chair upon nomination by Councilmember Watson.

D. ZRB SUMMARY REPORT (SEE ATTACHED LIST)

E. ORDINANCE FOR FIRST READING

12-O-0079 (1) An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) District to the R-4B (Single Family Residential) District, property located at **693 Angier Avenue, NE**, fronting approximately 40 feet on the north side of Angier Avenue beginning 192 feet from the south east corner of Ashley Avenue.

Z-11-34

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E. ORDINANCE FOR FIRST READING (CONT'D)

Depth: Approximately 80 feet
Area: 0.074 Acre
Land Lot: 18, 14th District, Fulton County, Georgia
Owner: James R. Brandon
Applicant: Scott West
NPU-M **Council District 2**

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

F. PAPERS HELD IN COMMITTEE

10-O-0013 (1) An Ordinance by Councilmember Aaron Watson **as
Z-07-113** **substituted and amended by Zoning Committee** to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Substituted as amended and held 1/13/10 at the request of the District Councilmember)**

Depth: Approximately 1,010 Feet
Area: Approximately 10.32 Acres
Land Lot: 42, 14th District, Fulton County, Georgia
Owner: JWGST LLC/Joseph Wiles
Applicant: Jason Fritz
NPU-Y **Council District 1**

HELD

11-O-0824 (2) An Ordinance by Zoning Committee to amend Section 6-4028 and to create Section 6-4028.1 of the Land Development Code, Part III of the Code of Ordinances, so as to change the Deferral Fee for Variance and Special Exception Applications before the Board of Zoning Adjustment to a flat fee for each instance that the Board grants an applicant's request for deferral to a subsequent public hearing on the application; and for other purposes. **(Held 6/15/11) (To be Advertised for a Public Hearing)**

HELD

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F. PAPERS HELD IN COMMITTEE (CONT'D)

11-O-0692 (3)
U-11-16 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **544 North Angier Avenue, NE** (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

11-O-0693 (4)
U-11-17 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023(2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from **641 (C 665) North Avenue, NE** (Perlman Tract) (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

11-O-0857 (5)
U-11-18 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc., (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **690 Morgan Street, NE. (a.k.a. 0 North Avenue Tax Parcel Identification 14-0018-0001-026-5)**, (Donor Parcel). **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

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F. PAPERS HELD IN COMMITTEE (CONT'D)

11-O-0533 (6) An Ordinance by Councilmember Natalyn Mosby
Z-11-12 Archibong **as substituted by Zoning Committee** to amend Chapter 32B NC-2 East Atlanta Village Neighborhood Commercial District of the 1982 Zoning Ordinance of the City of Atlanta Code of Ordinances for the purpose of adding specific regulations; and for other purposes. **(Held 9/28/11)**

HELD

10-O-0041 (7) An Ordinance by Councilmember Aaron Watson **as substituted by Zoning Committee** to rezone certain properties within the Campbellton Road Corridor in NPU-R from the R-LC (Residential-Limited Commercial), RG-2 (Residential General), RG-2-C (Residential General-Conditional), RG-3 (Residential General), C-1 (Community Business), C-1-C (Community Business-Conditional), C-2-C (Commercial Service-Conditional), Districts to the MR-2-C (Multi-Family Residential-Conditional), MR-3-C (Multi-Family Residential-Conditional), MR-4A-C (Multi-Family Residential-Conditional), MRC-1-C (Mixed Residential Commercial-Conditional), MRC-2-C (Mixed Residential Commercial-Conditional), and MRC-3-C (Mixed Residential Commercial-Conditional) Districts; and for other purposes. **(Held 1/11/12)**

HELD

G. ADJOURNMENT

LINK TO ZRB PENDING LEGISLATION

<http://citycouncil.atlantaga.gov/2011/pendingzrb.htm>

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LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM.	NPU RECOMM.	ZRB RECOMM
<u>FAVORABLE</u>						
<u>AS AMENDED</u>						
11-O-1281	U-11-26/U-08-31/U-03-19/U-95-23A/U-93-17/U-80-01	1424 West Paces Ferry Road, N.W. A-8	Site Plan Amendment	Approval Conditional	Approval	Approval Conditional
Councilmember Lance Bottoms made a motion to approve as amended. The vote was unanimous.						
11-O-1585	U-11-35	900 Monroe Drive, N.E. E-6	Special Use Permit for Outdoor Dining	Approval Conditional	Approval	Approval Conditional
Councilmember Lance Bottoms made a motion to approve as amended. The vote was unanimous.						
11-O-1586	U-11-36	110 and 120 Hollow Tree Lane, S.E. Z-12	Special Use Permit for a Processing Facility	Approval Conditional	Approval	Approval Conditional
Councilmember Lance Bottoms made a motion to approve as amended. The vote was unanimous.						
11-O-1587	U-11-37	727 Kennolia Drive, S.W. I-11	Special Use Permit for a Personal Care Home	Approval Conditional	Approval	Approval Conditional
Councilmember Lance Bottoms made a motion to approve as amended. The vote was unanimous.						
11-O-1590	U-11-39/U-08-20/U-07-01	2045 Graham Circle, S.E. and 1017 Fayetteville Road, S.E. W-5	Site Plan Amendment	Approval Conditional	Approval	Approval Conditional
Councilmember Lance Bottoms made a motion to approve as amended. The vote was unanimous.						

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LEGISLATION NUMBER	ZONING NUMBER	LOCATION (NPU/CD)	CHANGE	STAFF RECOMM.	NPU RECOMM.	ZRB RECOMM
<u>FAVORABLE AS AMENDED (CONT'D)</u>						
11-O-1588	U-11-40	3041 Campbellton Road, S.W. R-11	Special Use Permit for a Mortuary	Approval Conditional	Approval Conditional	Approval Conditional
Councilmember Lance Bottoms made a motion to approve as amended. The vote was unanimous.						
11-O-1583	Z-11-28	3696 an 3700 Northside Drive, S.W. and property known as 656 Fairfield Road and as 3826 Northside Drive, rear A-8	R-2 to PD-H	Approval Conditional	Approval Conditional	Approval Conditional
Councilmember Watson made a motion to approve as amended. The vote was unanimous.						
11-O-1584	Z-11-29	4410 Roswell Road, N.E. B-8	C-1 to C-2-C	Denial	Approval Conditional	Approval Conditional
Councilmember Shook made a motion to approve as amended. The vote was unanimous.						
<u>ADVERSE</u>						
11-O-1589	U-11-41	174 Line Road, S.W. H-10	Special Use Permit for Civic, Service, Neighborhood or Garden Club	Denial	Denial	Denial
Councilmember Shook made a motion to adverse. The vote was unanimous.						


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There being no further business to come before the Zoning Committee the meeting was adjourned at 9:53 a.m.

Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Alfred Berry, Jr., Research & Policy Analyst



The Honorable Alex Wan, Chair